

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ALBERMARLE ST, ARLINGTON

OWNERSHIP

Owner 1:	SHIRLEY KIRK L			
Owner 2:	CROWE-ROTHSTEIN JESSICA			
Owner 3:				
Street 1:	8 ALBERMARLE ST UNIT 2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	VORA DHRUVI BHARAT -		
Owner 2:	DOSHI KEYUR -		
Street 1:	8 ALBERMARLE ST UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1852 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit	Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	601,500			601,500
Total Card	0.000	601,500			601,500
Total Parcel	0.000	601,500			601,500
Source: Market Adj Cost		Total Value per SQ unit /Card:	324.78		/Parcel: 324.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	601,500	0	.		601,500		Year end	12/23/2021
2021	102	FV	583,900	0	.		583,900		Year End Roll	12/10/2020
2020	102	FV	605,400	0	.		605,400	605,400	Year End Roll	12/18/2019
2019	102	FV	539,200	0	.		539,200	539,200	Year End Roll	1/3/2019
2018	102	FV	477,100	0	.		477,100	477,100	Year End Roll	12/20/2017
2017	102	FV	435,000	0	.		435,000	435,000	Year End Roll	1/3/2017
2016	102	FV	435,000	0	.		435,000	435,000	Year End	1/4/2016
2015	102	FV	402,100	0	.		402,100	402,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

	Legal Description	User Acct
		240264
		GIS Ref
		GIS Ref
	Entered Lot Size	
	Total Land:	
3	Land Unit Type:	Insp Date
		08/23/18

127.A-0001-0002.0

Notes	Date
Year end	12/23/2021
Year End Roll	12/10/2020
Year End Roll	12/18/2019
Year End Roll	1/3/2019
Year End Roll	12/20/2017
Year End Roll	1/3/2017
Year End	1/4/2016
Year End Roll	12/11/2014

PAT ACCT.[illegible]

	User Acct
	240264
	GIS Ref
	GIS Ref
	Insp Date
	08/23/18

1146751

PRINT	
Date	Time
12/30/21	19:27:16
LAST REV	
Date	Time
05/14/19	12:52:1
mmcmakin	

14675



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	81672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1909	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Good
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:s:	7				BR:s:	4		Baths:	1		HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	2	- Softwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	63.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.21695459
Const Adj.:	1.00979996
Adj \$ / SQ:	374.809
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739001
Depreciation:	137454
Depreciated Total:	601547

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	356.07	
Special Features:	0	Val/Su Net:	324.78	
Final Total:	601500	Val/Su Sz Ad	324.78	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 127.A-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,852	374.810	694,146
Net Sketched Area:		1,852	Total:	694,146
Size Ad	1852 Gross Area	1852	FinArea	1852

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6						
6						
2						

IMAGE

AssessPro Patriot Properties, Inc

